

TYPE II REVIEW/OPTIONAL SEPA AND LIKELY DETERMINATION OF NON-SIGNIFICANCE

(Form DS1301B)



NOTICE OF DEVELOPMENT REVIEW APPLICATION (Type II) AND LIKELY SEPA DNS

The Clark County Department of Community Development has received an application for development review, as described below. This application is subject to public notice and administrative review (no public hearing) conducted pursuant to Clark County Code (CCC) Chapter 40.500, and other applicable laws as listed below. The County, as SEPA lead agency, expects to issue a **Determination of Non-Significance (DNS)**.

Project Name: ST. JOHNS CONDOMINIUMS

Case Number: PSR2006-00067; SEP2006-00167

Location: 4105 NE St. Johns Rd.

Request: The applicant proposes to construct a 20-unit multi-family development on approximately 1.3 acres in the R-18 zoning district.

Applicant: 2 C's LLC
Chester Knapp
203 SE Park Plaza Drive, Suite 240
Vancouver, WA 98684
(360) 896-2744; (360) 260-0674 fax
cknapp@homeloansource.us

Contact Person: MacKay & Sposito, Inc.
Paul Weller or Henry Diaz
1325 SE Tech Center Drive, Suite 140
Vancouver, WA 98683
(360) 695-3411; (360) 695-0833 fax
pweller@makaysposito.com

Property Owner: Same as applicant

Your response to this notice may be your only opportunity to comment on the environmental impacts of this proposal. However, the proposal may already include impact mitigation measures in conformance with adopted development standards and applicable laws noted below. In addition, the development review process may result in mitigation measures being incorporated or required as a condition of approval. A copy of the combined Development Review/SEPA Determination Staff Report, when completed, will be available for viewing at the Customer Service Center, 1300 Franklin Street, Vancouver, and may be obtained upon request.

A SEPA threshold determination is required by state law and Clark County Code (CCC), Section 40.570.040. Based on a review of the submitted application materials, the County expects to issue a Determination of Non-Significance (DNS) for the proposal pursuant to the "optional DNS process" allowed by state law and CCC 40.570.040(D).

Staff Contact: Justin McConachie, (360) 397-2375 extension 5993

Neighborhood Contact:

Truman Neighborhood Association

George & Cheryl Forkner, Interim Presidents

4113 NE 45 Avenue

Vancouver, WA 98661

696-3872 - E-mail: Trumanneighborhood@msn.com

Legal Description of Property: Tax Lot 34 (150012), located in the Southwest Quarter of Section 13, Township 2 North, Range 1 East of the Willamette Meridian.

Plan/Zone Designation: UM (Urban Medium Density Residential)/ R-18

Approval Standards/Applicable Law:

Clark County Code (CCC): Title 14 (Buildings and Structures), Title 15 (Fire Prevention), Title 24 (Public Health), Section 40.220.020 (Residential & Office Residential District), Section 40.260.150 (Outdoor Recreation Area), Section 40.350 (Transportation), Section 40.350.020 (Transportation Concurrency), Section 40.360 (Solid Waste & Recycling), Section 40.380 (Stormwater Drainage), Section 40.380.050 (Erosion Control), Section 40.520.040 (Site Plan Review), Section 40.540 (Land Division) and Section 40.570 (SEPA).

Application & Fully Complete Date:

Application Filed: August 15, 2006

Fully Complete: August 24, 2006

SEPA Options:

As lead agency under the State Environmental Policy Act (SEPA) Rules [Chapter 197-11, Washington Administrative Code (WAC)], Clark County must determine if there are possible significant adverse environmental impacts associated with this proposal. The options include the following:

- **DS = Determination of Significance** (The impacts cannot be mitigated through conditions of approval and, therefore, requiring the preparation of an Environmental Impact Statement (EIS);
- **MDNS = Mitigated Determination of Non-Significance** (The impacts can be mitigated through conditions of approval), or;
- **DNS = Determination of Non-Significance** (The impacts can be addressed by applying the County Code).

Timelines/Process:

Decisions on Type II Applications are made within 78 calendar days of the Fully Complete date (noted above), unless placed on hold for the submittal of additional information. Information regarding this application can be obtained by contacting **Justin McConachie**, at **(360) 397-2375, Ext. 5993**, or the Public Service Center, Development Services Division, 1300 Franklin Street, Vancouver, Washington. Office hours are from 8:00-5:00 p.m., Monday through Friday.

Note: If an accurate mailing address for those submitting comment is not included, they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision.

Appeals:

Appeals of the SEPA threshold determination must be made in writing and accompanied by a **\$178** appeal fee, within fourteen (14) calendar days of the issuance of the threshold determination. NOTE: This notice does NOT constitute a threshold determination. It is only the notice of a potential determination that will be made after the comment period expires.

Appeal procedures for SEPA decisions can vary according to the type of decision being reached. Please contact the Community Development Department with questions about appeals.

Information Available on the County Web Page:

- "Weekly Preliminary Plan Review Status Report," (includes current applications, staff reports and final decisions):
(<http://www.clark.wa.gov/commdev/development/proposedev.html>)
- Pre-Application Conferences and Public Land Use Hearing Agendas:
(<http://www.clark.wa.gov/commdev/development/meetings.asp>)

- Applications and Information Handouts for each Type of Land Use Permit:
(<http://www.clark.wa.gov/commdev/development/typespermits.html>)

Public Comment:

The public is encouraged to comment on this proposal. Comments received by the closing date noted below will be considered in the final SEPA threshold determination and development review staff report. This notice is intended to inform potentially interested parties about the application and invite written comments regarding any concerns.

No additional comment period will be provided, unless probable significant environmental impacts are identified during the review process that would require additional study or special mitigation.

Anyone who submits comments to the County in response to this notice will be considered a party of record and will be mailed a copy of that staff report and determination.

Please address your comments to:

**Attn: Justin McConachie
Public Service Center
Department of Community Development
1300 Franklin Street
P.O. Box 9810
Vancouver, WA 98666-9810
Phone: (360) 397-2375; Fax: (360) 397-2011
Web Page at: <http://www.clark.wa.gov>**

Or contact justin.mcconachie@clark.wa.gov

Date of this Notice: September 7, 2006

<u>Closing Date for Public Comments:</u> September 21, 2006
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(This notice is being provided to agencies with jurisdiction, including the Department of Ecology, affected tribes, and local agencies whose services would be impacted by implementation of this proposal.)

Attachments:

- Copy of Vicinity Map
- Copy of Proposed Preliminary Plan